

**NOTIFICATION OF ADJACENT PROPERTY OWNERS**

RECEIVED

September 14, 2020

SEP 16 2020

SENT VIA U.S. MAIL

TOWN OF DARIEN

PLANNING & ZONING

RE: Brown Residence –26 Peach Hill Road, Darien, CT  
Map 6, Lot 129

Dear Neighbor:

Please be advised that an application has been submitted to the Darien Planning & Zoning Commission for a land filling and regrading, associated with the razing the existing residence and to construct a new single-family dwelling further to the west of the existing dwelling, install a pool and spa, new driveway areas, regrade the property to create a level yard area, and to perform related site development activities. The Planning & Zoning Commission has scheduled a public hearing for this matter on September 29, 2020 at 8:00 pm in Room 206 of the Darien Town Hall and **via GoToMeeting. A login number for GoToMeeting will be provided to the general public a few days prior to the meeting via Town of Darien web site.** The regulations of the Planning & Zoning Commission require that notice be given to you because your property is within 100 feet of the subject property. The application is on file at the Planning & Zoning Department, Town Hall, 2<sup>nd</sup> floor, 2 Renshaw Road or **via Town of Darien web site.** You may review the application at Town Hall during office hours or **via Town of Darien web site.**

Sincerely,  
DiVesta Civil Engineering Associates, Inc.

Douglas DiVesta, P.E.  
Agent

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**LEGAL NOTICE**

TOWN OF DARIEN  
PLANNING & ZONING

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, September 29, 2020 at 8:00 P.M. in Room 206 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

**Special Permit Application #117-F, Noroton Presbyterian Church, 2011 Boston Post Road.** Proposal to construct a 40' x 60' asphalt recreational sports court with a retaining wall adjacent to the barn on the northern portion (rear) of the property, and to perform related site development activities. The 8.96+/- acre subject property is located on the north side of Boston Post Road at the northwest corner formed by its intersection with Noroton Avenue, and is shown on Assessor's Map #43 as Lots #3, #4, and #5 in the R-1/3 Zone.

**Special Permit Application #315, Land Filling & Regrading Application #486, Robert Thorsen & Sarah Thompson, 170 Ridge Acres Road.** Proposal to construct a 50' x 90' recreational sport court and a retaining wall on the southwest portion of the property, and to perform related site development activities. The 3.73+/- acre subject property is located on the north side of Ridge Acres Road approximately 200 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #4 as Lot #38 in the R-2 Zone.

**Coastal Site Plan Review #232-A, Flood Damage Prevention Application #260-A, Land Filling & Regrading Application #205-A, Kyle & Elizabeth Keogh, 88 Nearwater Lane.** Proposal to raze the existing residence and to construct a new single-family dwelling in generally the same location, install a spa and patios, reconfigure the driveway area, and to perform related site development activities within regulated areas, including regrading of the property, installation of stormwater management and establishing a connection to sanitary sewer. The 1.51+/- acre subject property is located on the east side of Nearwater Lane, approximately 800 feet north of its intersection with Juniper Road, and is shown on Assessor's Map #57 as Lot #3-B in the R-1 Zone.

**Coastal Site Plan Review #200-B, Flood Damage Prevention Application #217-B, Land Filling & Regrading Application #485, Rajat & Ridhita Gupta, 2572 Boston Post Road.** Proposal to construct an in-ground pool, including an expansion of the existing patio at the rear of the residence (southern portion of site), relocate and expand the existing on-site stormwater management system, and to perform related site development activities within regulated areas. The 0.98+/- acre subject property is located on the south side of Boston Post Road, approximately 170 feet east of its intersection with Catalpa Terrace, and is shown on Assessor's Map #54 as Lot #4 in the R-1/3 Zone.

**Land Filling & Regrading Application #487, Jeffery Brown, 26 Peach Hill Road.** Proposal to raze the existing residence and to construct a new single-family dwelling further to the west of the existing residence, install a pool and spa, new driveway areas, regrade the property to create a level yard area, and to perform related site development activities. The 2.99+/- acre subject property is located on the west side of Peach Hill Road, approximately 725 feet west of its intersection with Mansfield Avenue, and is shown on Assessor's Map #6 as Lot #129 in the R-2 Zone.

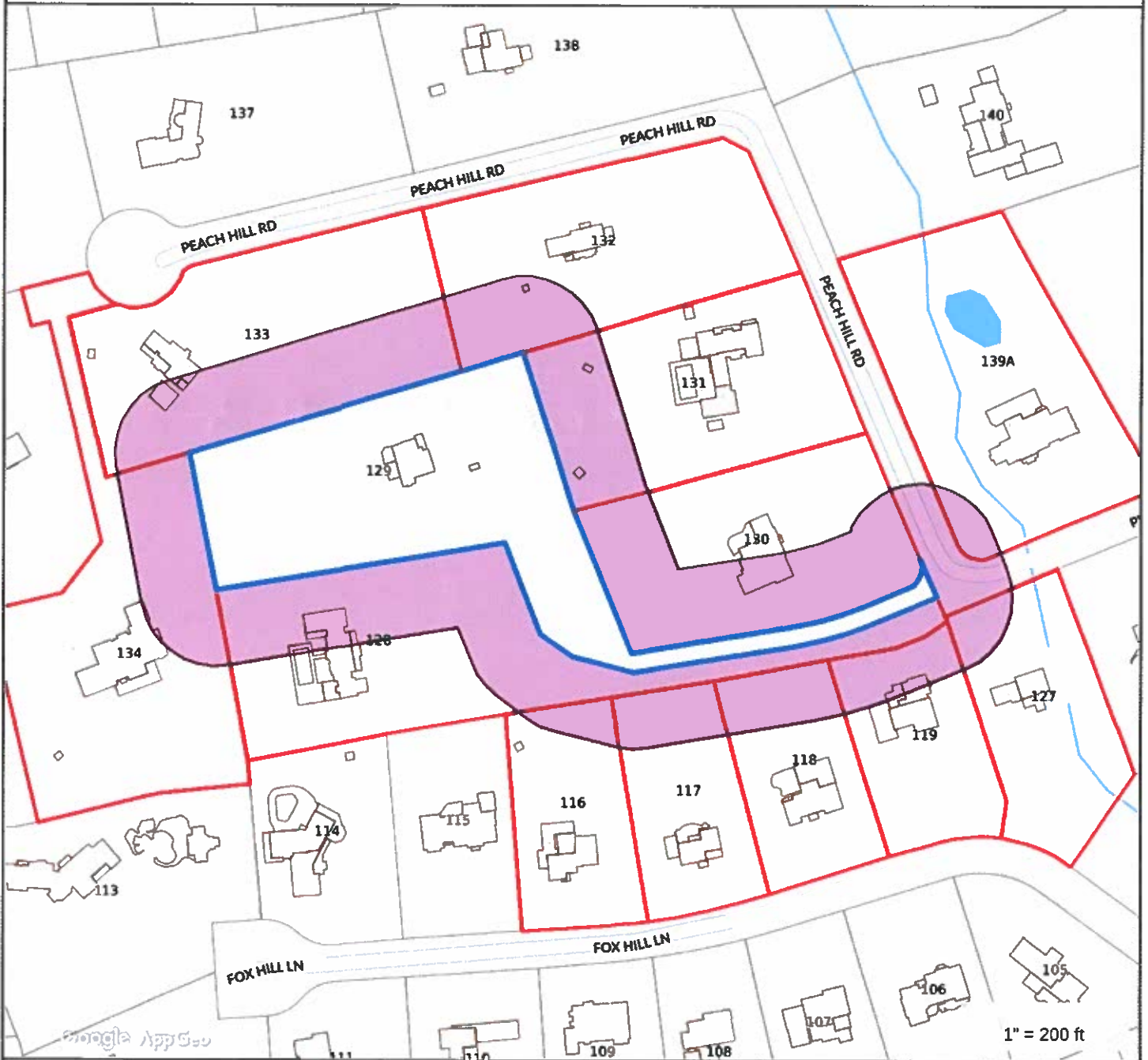
(S) James H. Rand  
Secretary  
9/17 & 9/24

Town of Darien  
Applicant: Brown Residence  
Property Address: 26 Peach Hill Road  
Map: 6, Lot: 129

**Adjacent Property Owners**

Map	Lot	Property Owners
6	133	Michael & Molly Young 68 Peach Hill Road Darien, CT 06820
6	130	Anne & George Walker 30 Peach Hill Road Darien, CT 06820
6	117	Peter & Elizabeth Sosnow 15 Fox Hill Road Darien, CT 06820
6	116	Peter & Amy Benedict 17 Fox Hill Road Darien, CT 06820
6	127	Theo & Bertha Muller 20 Peach Hill Road Darien, CT 06820
6	118	Steven & Alison Wright 13 Fox Hill Road Darien, CT 06820
6	131	CPFL 2018 Revocable Trust 40 Peach Hill Road Darien, CT 06820
6	132	John & Sally Schlachtenhaufen 58 Peach Hill Road Darien, CT 06820
6	119	Merrill Vandenbroek 11 Fox Hill Road Darien, CT 06820
6	128	Cindy Hardy 22 Peach Hill Road Darien, CT 06820
6	134	Stephen & Shannon Barrett 72 Peach Hill Rod Darien , CT 06820
6	139A	Scott Pelley Trust ET AL 120 Acker Road Kendalia, TX 78027

### 26 Peach Hill Road



**Property Information**  
Property ID 09353  
Location 26 PEACH HILL ROAD  
Owner BROWN JEFFERY N



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Darien, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2019  
Data updated 8/1/2019